

WARRANTY DEED
Joint Tenancy

48-1-71A

Know all Men by these Presents,

44-18

That BERNADETTE M. GOODCHILD of Waterville, County of Kennebecand State of Maine and LEO J. MAHEU of Waterville, County of Kennebec and
State of Mainein consideration of **000252** one dollar and other valuable considerationTRANSFER
TAX
PAIDpaid by FREDERICK R. GODIN and DEBORAH L. GODIN, both of Canaan, County of
Somerset and State of Maine

whose mailing address is Hinckley Road, Canaan, Maine 04924

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said FREDERICK R. GODIN and DEBORAH L. GODIN

as joint tenants and not as tenants in common, their heirs and assigns forever,

a certain lot or parcel of land with the buildings thereon, situate in Water-
ville, County of Kennebec and State of Maine, and being bounded and described
as follows, to wit:

Commencing at a point on the northerly line of the property now or formerly of
Marcelin Maheu one hundred twenty eight (128) feet west of a stone monument in
the northeasterly corner of land said Maheu; thence running westerly on the
northerly line of said Maheu a distance of one hundred seventy seven (177) feet
to a pin sunk in the ground; thence in a southerly direction ninety three and
five tenths (93.5) feet to a stone monument sunk in the ground in the northerly
line of the property formerly of Carleton and Read; thence easterly in the said
northerly line of said Carleton and Read property a distance of two hundred
eighteen (218) feet to a point one hundred five (105) feet westerly of a stone
monument at the westerly side of Elm Street, so called; thence northwesterly
to the point of beginning.

Meaning and also intending to convey a right of way which right of way shall be
in the same position of the present driveway which is situate on the southerly
portion of land formerly owned by Marcelin Maheu on Elm Street. Said right of
way shall include the right of the herein named grantees to park on the said
right of way and to allow commercial vehicales to go to and from the house of
the herein grantees.

Excepting, however, a parcel of land conveyed to Dennis K. Luce and Sylvia D.
Luce on May 14, 1986, and recorded in the Kennebec County Registry of Deeds in
Book 2949 Page 50, said parcel being the westerly portion of the above and
measuring sixty five (65) feet on its northerly bound and one hundred ten (110)
feet on its southerly bound, with reference being made to said deed for a more
particular description.

Being the same property which included the exception noted above deeded to the
herein Grantor and Frederick M. Goodchild as Joint Tenants, the said Frederick
M. Goodchild having died June 23, 1986, leaving the herein Grantor the sole
surviving Joint Tenant. Said Deed also gave a life estate to Merelda M. Maheu

and Leo J. Maheu. The said Merelda M. Maheu is deceased and the said Leo J. Maheu relinquishes his life estate by being a signatory to this deed, thus releasing any and all interests he might have or does have to a life estate. Leo J. Maheu warranty covenants are limited to the life estate only.

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To have and to hold

the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said

Frederick R. Godin and Deborah L. Godin

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And

I do ~~renant~~ with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

;

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid;

and that I and my heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,

I the said

Bernadette M. Goodchild

and

Leo J. Maheu, grantee of a life estate

~~husband/wife of the said~~

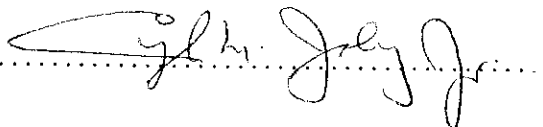
joining in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hand and seal this day of the month of , A.D. 1989 .

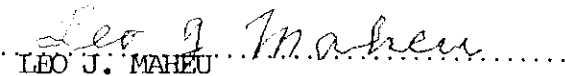
Signed, Sealed and Delivered

in presence of




BERNADETTE M. GOODCHILD




LEO J. MAHEU

State of Maine, County of Kennebec

ss.

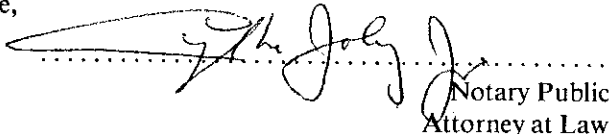
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Then personally appeared the above named

Bernadette M. Goodchild and Leo J. Maheu

and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public
Attorney at Law

RECEIVED KENNEBEC SS.
1990 JAN -3 PM 12:57

Printed Name, Cyril M. Joly Jr.